TOWER PRESERVE

& EXISTING 2000 TOWER OAKS BOULEVARD OFFICE BUILDING PROJECT PLAN AMENDMENT

Community Planning & Development Services Received 11/28/2022

Property Information		
Zoning	PD-TO (MXE Equivalent)	
Tract Area (Entire Application)*	384,539 SF	8.83 AC
Tract Area (Proposed Development)	265,749 SF	6.10 AC
Proposed Dedications	96,428 SF	2.21 AC
Site Area (Proposed Development)	**169,321 SF**	**3.89 AC**

Development Program	
Residential Units	***83***
Front Loaded Townhomes	29
Rear Loaded Townhomes	54

MPDUs	*UNITS*	*%*
Minimum Required	13	15.0%
Proposed	13	15.0%

Building Height	*Maximum Allowed*	*Maximum Requested*
Townhomes	75'	55'

Open Space	*Minimum Required*		*Proposed (minimum)*	
Open Area (includes public use space)	20%	33,864 SF	44.2%	75,000 SF
Public Use Space	5%	8,466 SF	8.2%	14,000 SF

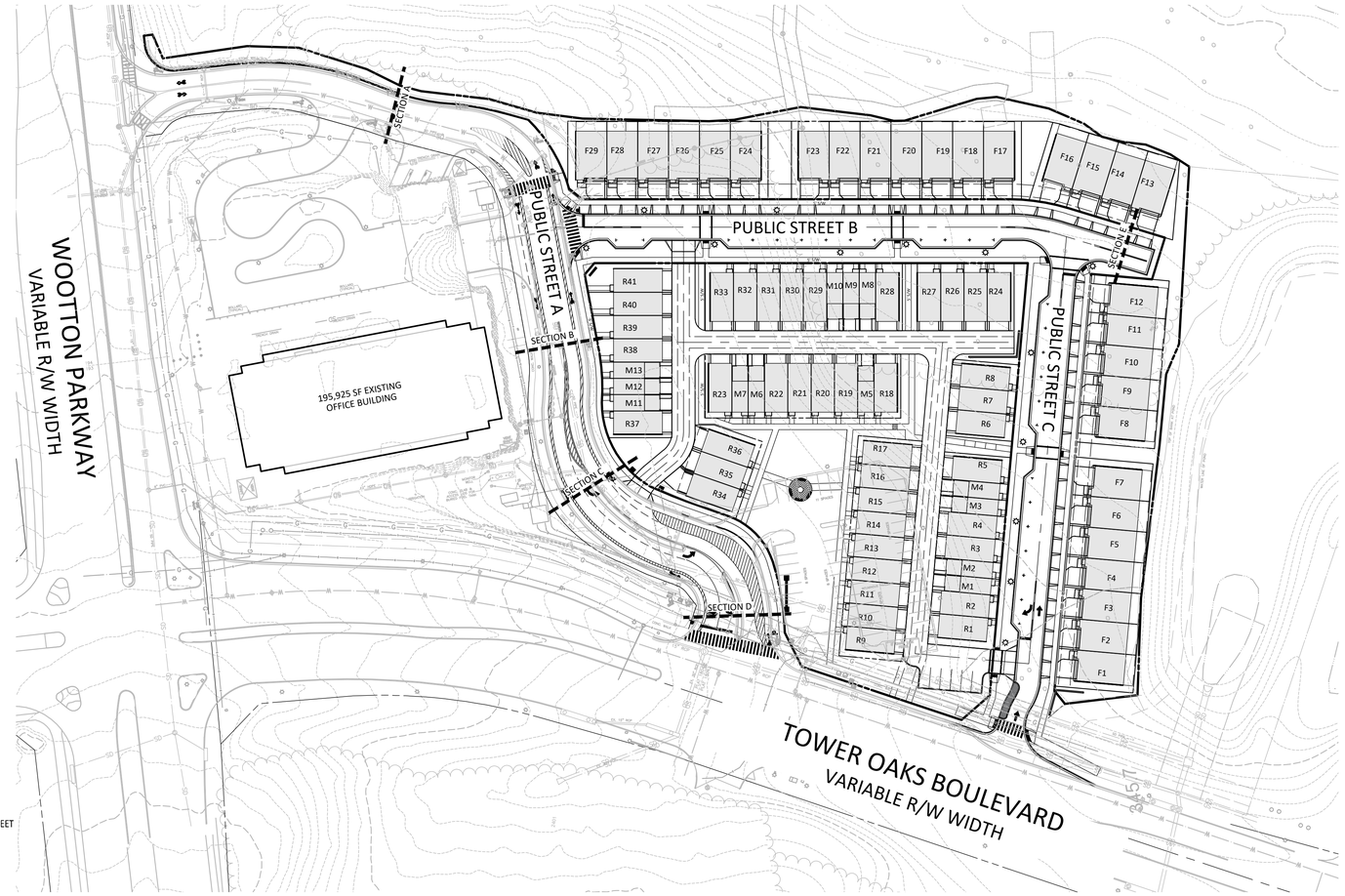
Building Setbacks	*Minimum Required*	*Proposed*
Front	0'	0'
Side	0'	0'
Rear	0'	0'

Parking	*Minimum Required (2 per unit)*	*Proposed*
Townhome, 29 front load (2 per unit)	58	87
Townhome, 54 rear load (2 per unit)	108	108
Total Unit Parking	**166**	**195**
On-Street Parking		27
Total Parking Provided		**222**
Excess/Visitor Parking		
Excess from parking from front load townhome units		29.0
Excess from parking + On-Street Parking		56.0
		0.67 space per unit

Accessible Parking	*Minimum Required*	*Proposed*
Townhomes	0	0

Bicycle Parking	*Minimum Required*	*Proposed*
Townhomes/Stacked Condominium Townhomes	0	0

*The 2.73 acre property located at 2000 Tower Oaks Boulevard is only included in this amendment for purposes of seeking a parking waiver for the existing office building on that property, which will remain. Therefore, the development standards depicted hereon relate solely to the 6.10 acre development parcel.



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PP-1.1 PROJECT PLAN - EXISTING CONDITIONS
PP-2.0 PROJECT PLAN - COMPOSITE

L-3.0 CONCEPT LANDSCAPE PLAN - COMPOSITE
L-3.1 CONCEPT LANDSCAPE PLAN - 30 SCALE
L-3.2 OPEN AREA AND PUBLIC USE SPACE PLAN

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A101 SCHEMATIC STREETSCAPE ELEVATIONS
A102 SCHEMATIC STREETSCAPE ELEVATIONS
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A111 FLOOR PLANS

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FFCPA – 1.1 FINAL FOREST CONSERVATION PLAN APPROVED-DETAILS & NOTES
FFCPA – 1.2 FINAL FOREST CONSERVATION PLAN APPROVED-DETAILS-FOREST PLANTING AREA
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SIGHT-2 ENTRANCE C

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CSWM-3 CONCEPT STORMWATER MANAGEMENT DETAILS

CSEC-1 CONCEPT SEDIMENT CONTROL PLAN

PMS-1 PAVEMENT MARKING AND SIGNAGE PLAN

FDA-1.0 FIRE ACCESS PLAN

LFP-1 STREET TREE LOT FRONTAGE ANALYSIS

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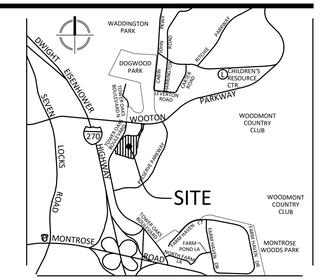
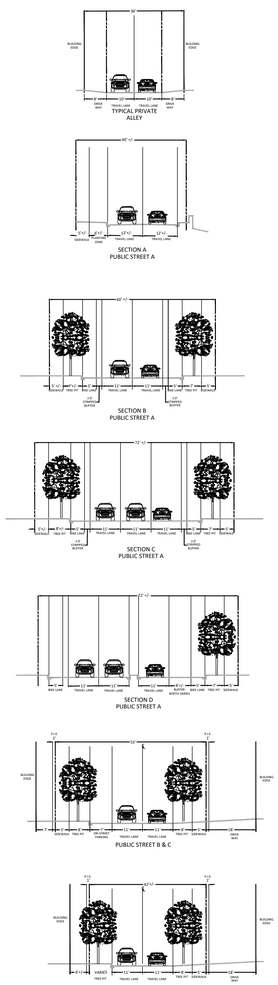
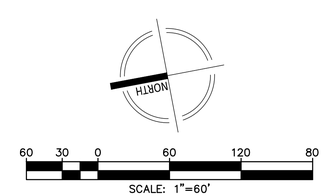


VICINITY MAP
SCALE: 1" = 2000'





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REVISIONS	DATE

TOWER PRESERVE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 217NW06
TAX MAP: GQ33

PROJECT PLAN AMENDMENT COVER SHEET

PROFESSIONAL SEAL

STATE OF MARYLAND · MICHAEL B. GOODMAN · No. 27721 · PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL B. GOODMAN, P.E. LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2024

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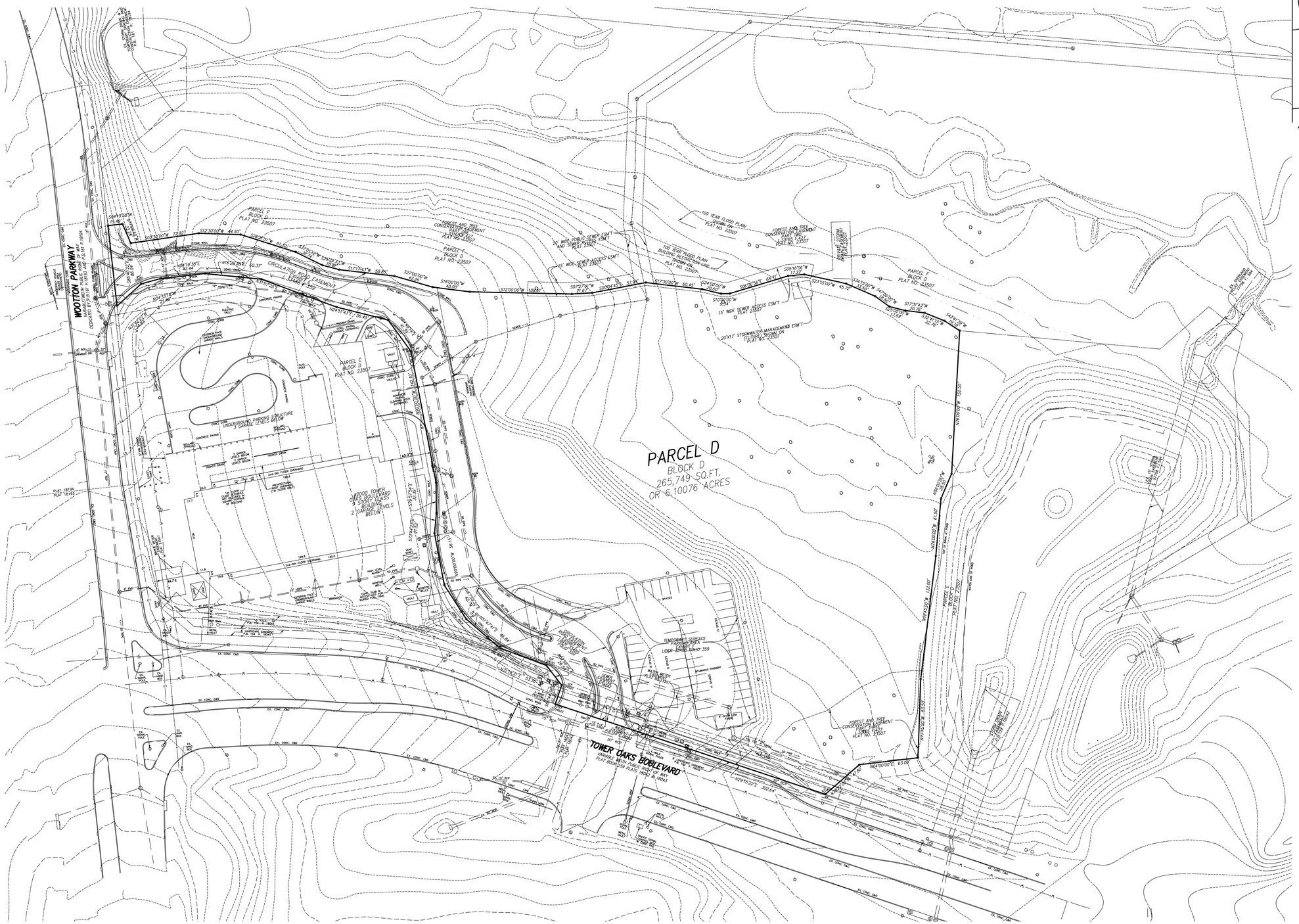

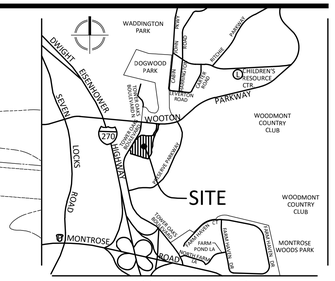

VICINITY MAP
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REVISIONS	DATE

TOWER PRESERVE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
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PROJECT PLAN AMENDMENT EXISTING CONDITIONS

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VIKA PROJECT VM50567

DRAWING NO. PP-1.1

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NORTH

50 25 0 50 100 150
SCALE: 1"=50'

LAYOUT: PP-1.1, Plotted By: crislip

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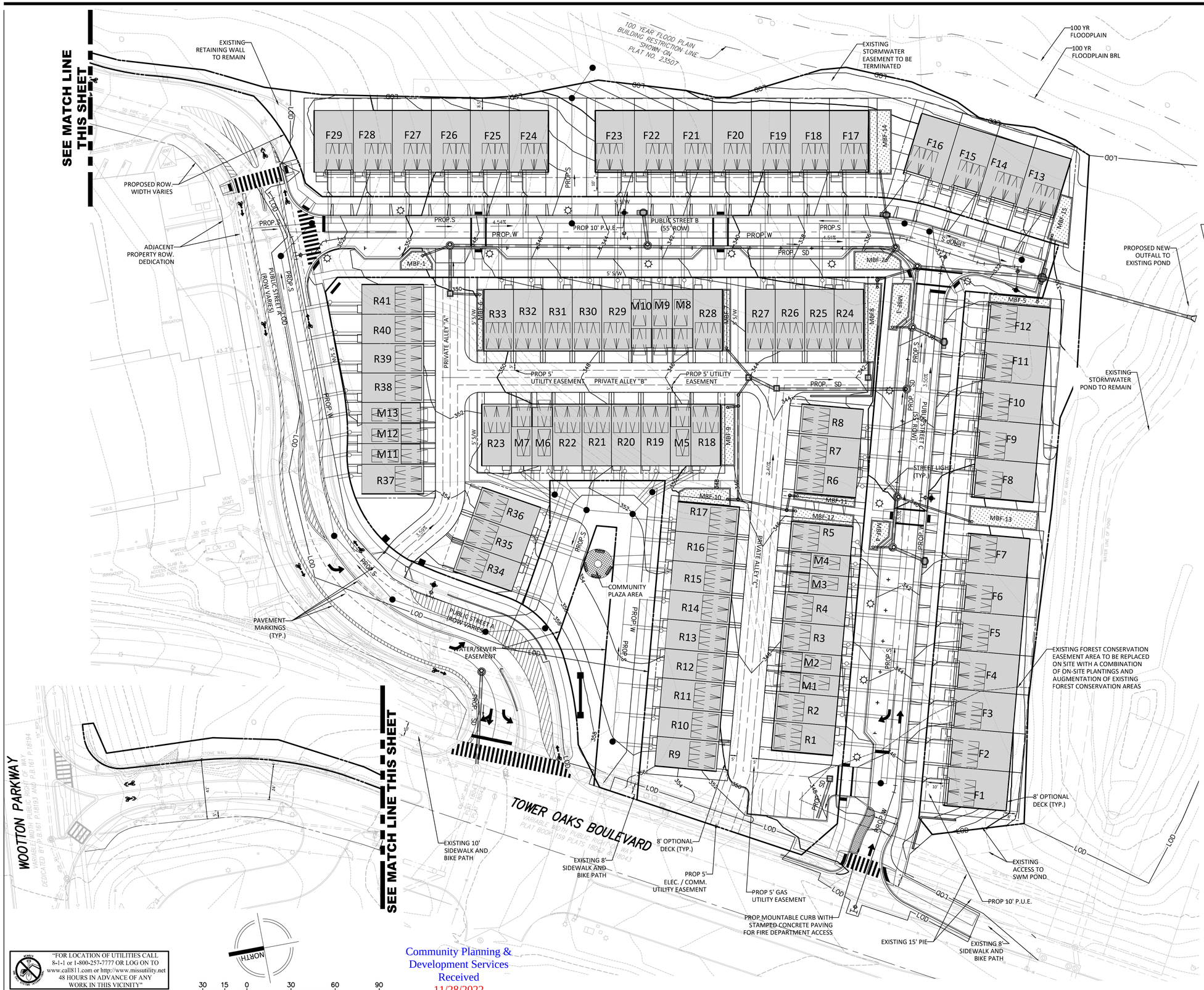

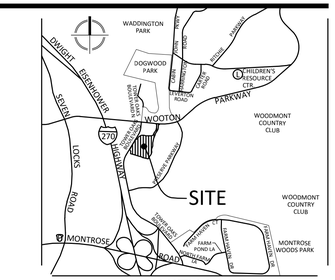

VICINITY MAP
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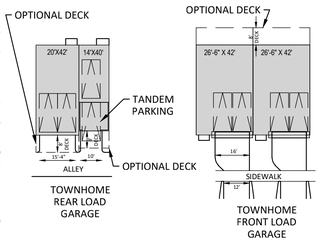
UNIT TYPE KEY



PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- PROPOSED WATER & SEWER EASEMENT
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWM VAULT
- PROPOSED MBF
- PROPOSED SWM ACCESS ESM'T
- PROPOSED PERMEABLE PAVEMENT

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LAYOUT: PP-2.0, Plotted By: crislip

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PROJECT PAN AMENDMENT

30' SCALE

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